

Financial,
Manufacturing,
Real Estate.

The Times

INDUSTRIAL SECTION

Dispatch

Want Ads,
Agriculture,
Commerce.

THE DISPATCH FOUNDED 1862.
THE TIMES FOUNDED 1886.

RICHMOND, VA., SUNDAY, MAY 26, 1912.

PRICE FIVE CENTS.

WEST POINT, PORT AND COMING CITY

Town Recovering From
Temporary Setback and
Getting in Limelight.

BUSINESS NOW; FUTURE OUTLOOK

Stupendous Plans for Develop-
ment, Backed by Ample
Capital—Immense Plantations
Around Town Being Made
Into Small Gardens—Fig
and Pecan Culture.

BY FRANK S. WOODSON.
West Point, Va., May 25.—West Point, which, in the opinion of some of its wide-awake citizens, and it has some of that kind, is destined to be Virginia's greatest port and shipping point, is not as great in the matter of population as it used to be. Some years ago, when the Richmond and Danville Railroad, now the Southern Railway, made the old York River Road a part of its deep water terminus, the place had quite a boom, and many new people came here to seek their fortunes. Things changed in time. The Southern got into Norfolk and in a way neglected West Point and some other events gave the town a slightly darkened eye. From 1890 to 1900 the town lost in population, but I guess the best of them were left here and could not be driven away by what they believed to be only a temporary setback, for very well they knew they had a good town, a healthy town and a pretty town, and in time it would necessarily gain more than it had lost. There was some slight gain in population from 1900 to 1910, and the census of that year gave West Point 1,337, not counting the many people across the Mattaponi and Pamunkey Rivers, who are practically West Pointers. Lately, even since the census was taken, there has been a small influx of wide-awake newcomers who have invested largely in property in and about the town, have opened up development shops, and, unless I misread the signs of the times, they and the patriotic citizens and property owners, who were not run away from a good town by the setback referred to, are going to make West Point one of Virginia's great towns in fact, a city of no mean pretensions.

Fish, Oysters and Lime.
But it is a good town already, full of energy and pluck and full of business. It does an immense business in oysters and fish, there being here four oyster-packing houses, which ship the oysters all over the country and thus bring to the town a great deal of outside money. The largest of these houses also has a lime-grinding factory, the business of which is to grind up all of the oyster shells that accumulate at all four of the packing houses, and this has grown into a great business. The best paying part of this business perhaps is the converting of the oyster shells into a kind of chicken food, or more properly speaking, a chicken medicine or tonic, although I believe the shells are sold anyhow. It is put up in small packages and shipped in carload lots all over the country, principally to the Middle West, Pennsylvania and West Virginia, and a little of the shells go to South Carolina and Georgia, where it is sold to poultry raisers. The lime factory also does a large business in agricultural lime, said to be the best known for agricultural purposes in that the oyster shell lime is more lasting when put upon land than the burnt lime. This lime sells readily at West Point at \$2.50 per ton, and at that price there is good money to be made. The business in oysters there are shipped from here to North and South markets many thousands of dollars worth of oysters and fish. Rock, shad, trout and all kinds of fish are caught here by the thousands in pounds and nets, and shipped by rail to Baltimore, New York and Philadelphia, in which cities the York River fish, oysters and shad are preferred over all others.

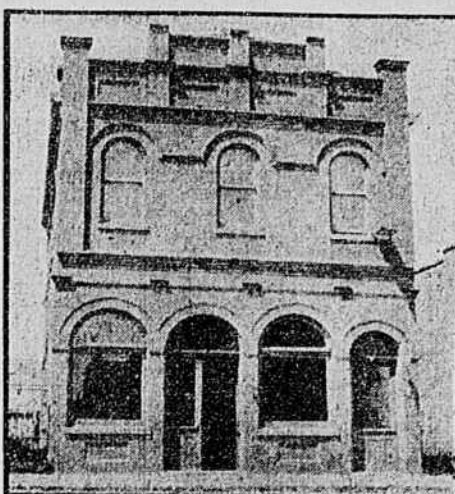
Other Big Industries.
Another big industry here is that of the West Point Panel Company, a large wood working establishment that employs many hands and consumes vast quantities of lumber. Its principal business is in the making of paneling, and it also manufactures immense quantities of veneering for use in the manufacture of desks, tables, etc. At present the factory is full of work, and has to keep up with the night and day to keep up with its orders. Another establishment does a large business in repairing vessels, building lighters, scows, houseboats, etc. The Ice Factory and Fuel Company makes ice for the houses of the people. The Acetylene Light Company has contracts with the two to light the streets and furnishes light for those homes and business houses whose owners prefer gas over the electric light.

Among the dozen or fifteen stores here there are three large dry goods and department stores, two large hardware stores and two large grocery stores. The town is much more than West Point would be proud of. The town has a large and prosperous back country, upon which these up-to-date stores draw for patronage. The town enjoys the bulk of the trade from the people of King, William county, the larger part of that of the people of King and Queen, New Kent, Essex and Middlesex counties, and then draws splendid river trade from parts of the counties of Gloucester, James City and York.

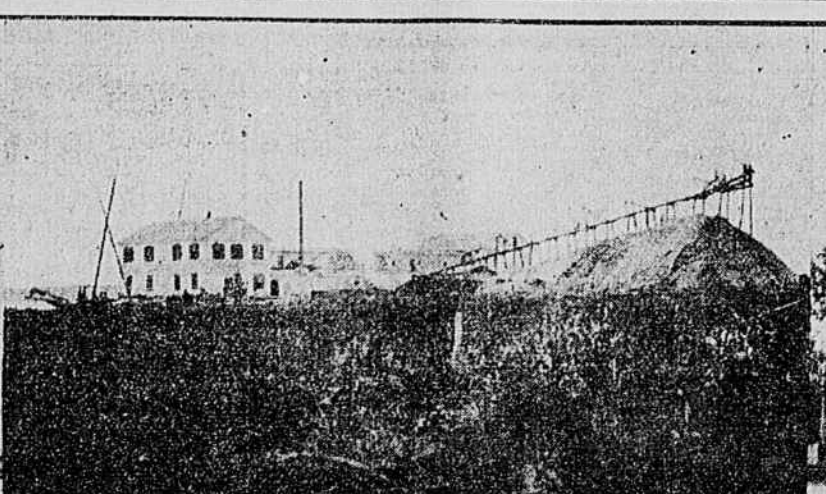
The Terminal Hotel and the famous Beach Park, well known summer resorts and places of general summer amusement of the upbuilding and healthful kind, may be claimed as industries. They attract vast crowds in the hot weather times.

So good a business town with the big lumber industry surrounding, must needs have a strong bank, and West Point has that. The Citizens' Exchange

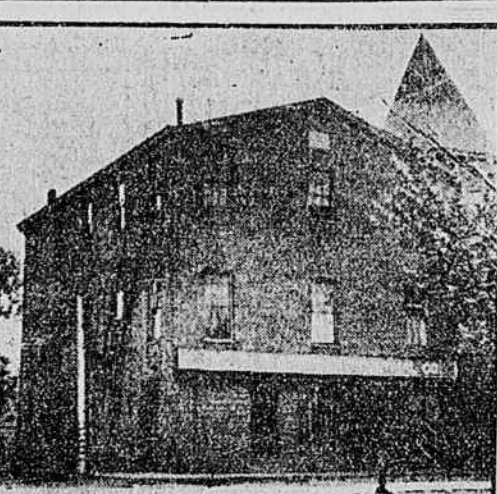
SCENES IN AND ABOUT WEST POINT



Citizens' Exchange Bank.



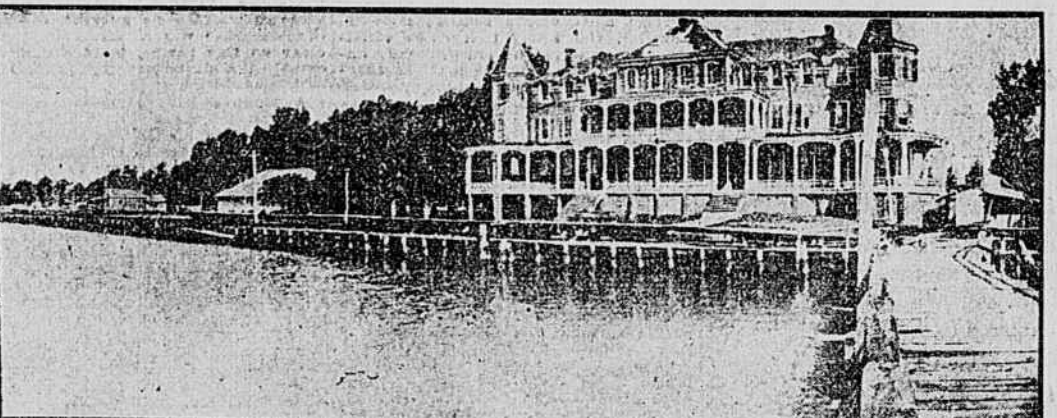
An oyster packing plant.



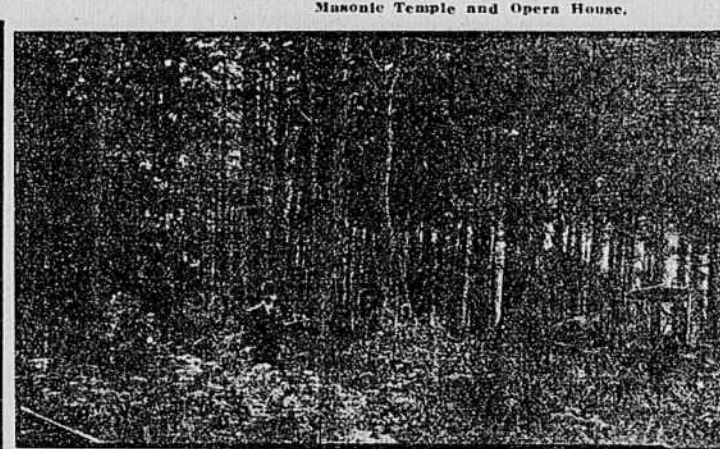
Masonic Temple and Opera House.



Main Street scene.



Terminal Hotel and Beach Park.



Standing timber all around farm.



"Taylor Plantation," near town.

MEN FROM POLAND ARE GOOD FARMERS

Success on Poor Land in Missouri—They Would Flourish in Virginia.

POLE AND GERMAN MIX WELL

Would Be Well for the Old Dominion to Attract These People.

BY W. J. LAUCK.
One of the most interesting agricultural settlements established in Missouri by recent immigrants to the United States is located in the north-central part of Washington county, and is known as Clover Bottom. Germans and Poles are the two races which predominate in the locality. Although the Poles entered the locality first, the Germans outnumber them at the present time.

In the early fifties a few colonies of Polish settlers were to be found in Illinois and Texas, but the absence of any established place of worship caused many of these people to become restless and anxious to move to some point where a church was already founded. The Germans had founded colonies along the Missouri River as early as 1833, but they did not come to the vicinity of Clover Bottom till the early sixties.

Small Beginnings.
In 1859 four Polish families moved from Pike county, Illinois, and traveled southward until they reached this locality. The same year three families arrived from Texas. At that time the land was covered with woods and brush, with a very small percentage cleared. The land was all held by a single individual. Six dollars an acre was charged, and as the immigrants came with little ready cash, the owner sold them any number of acres that they wished for a small cash payment and the rest on time at a low rate of interest.

The next year eight families came from Texas, and line families from Russia, Poland, having received encouraging word from their relatives that came the year before. There are now thirty-six Polish families in the settlement, numbering 200 people. The children of the original settlers have

VIRGINIA COTTON SHOWS UP GREAT

Smallest Acreage, but Next to Best Yield Among the Southern States.

The Bureau of Statistics, United States Department of Agriculture, has made a revision of its preliminary estimate of the area planted to cotton last year, based on the results of a special investigation, and the report by the Bureau of the Census of the quantity of cotton ginned last season. The revision indicates that the area planted to cotton in 1911 was about 36,651,000 acres, of which Virginia planted 44,000 acres, naturally the smallest cotton acreage of any Southern State. The bureau in this report gives the acreage and the yields per acre by States, and the remarkable fact comes out that Virginia shows a better yield per acre than any Southern State except Missouri, if that may be counted as a Southern State. The Virginia yield was 239 pounds of ginned cotton to the acre, while that of Missouri, the leader, was 350 pounds per acre. North Carolina was close behind Virginia with an average of 315 pounds per acre, while the others varied from 250 pounds down to 130, Florida being at the foot of the list.

All this means that the few counties in Virginia that do grow cotton grow the best and more of it to the acre. This should be encouraging to the counties of Mecklenburg, Charlotte, Brunswick and some others that are enlarging their cotton acreage, and also to the vigorous town of Chase City, which is budding out as a cotton market and a cotton ginning town.

Concord Cotton Mills.
Concord, N. C., May 25.—The Louis Manufacturing Company, of Concord, which was reported incorporated last week, has completed its organization with the following officers: John C. Rankin, president; Lowell, N. C.; P. M. Keller, vice-president; L. A. Braun, secretary-treasurer, both of Concord. The company will erect a 75,000-foot brick building, costing \$3,000, and install 2,000 spindles to be driven by electric and water-power. The daily output will be 1,500 pounds of yarn, and fifty operatives will be employed.

The Marion Enlarges.
Marion, N. C., May 25.—The Marion Manufacturing Company will build an extension, providing floor space for 2,225 ring spindles and 34 looms, but will not install all this machinery at first. This will increase the company's equipment to 35,400 spindles and 550 looms.

MODEL FARMER SHOWS AN EDITOR

The Splendid Pace That Has Been Set by a Virginianized Ohioan.

ALFALFA GROWS IN STAFFORD

Mr. Judy, an Ohio Statesman, Becomes an Up-to-Date Virginia Soil Tiller.

A. H. Judy, an Ohio man and formerly a member of the Legislature of that State, came to Virginia several years ago and he liked the looks of things so well he determined to settle here. He bought a 200-acre farm in Stafford county, about five miles from Fredericksburg and bordering on the Rappahannock River, and he went to work to show how he could bring some old, so called, worn out land to life again. The people dubbed the place the "Judyville Farm," and the proprietor has in the past few years made that same "Judyville Farm" a most attractive and profitable place.

A. P. Rowe, of the Fredericksburg Free Lance, and two friends have recently journeyed to "Judyville" to explore and see what has been done and what is being done. Mr. Rowe takes up nearly a column in the Free Lance to tell the story. He says if all the farmers in that section of the country could see what has been accomplished by Mr. Judy within the past several years it would be an inspiration for them to put forth similar efforts which if executed with the same energy and intelligence would make this country blossom as the rose.

The Judyville farm was purchased by Mr. Judy from the Traveler's Rest tract, owned by J. B. Gray, and a portion had for years been practically abandoned as unprofitable for cultivation. Within the comparatively short time it has been owned by the new owner from Ohio the property has been so improved by being cleared up, stones and stumps removed, by cultivation and by tilling that now nearly every foot of the land on the farm has been made productive.

Soon after Mr. Judy purchased this property he began to put through the proper preparation about one-third of the farm for the growing of alfalfa.

VIEWS AND NEAR VIEWS; HINTS AND SUGGESTIONS

Blindness of Average Croakers—Health and Prosperity—Scientific Farmers in Demand. Business regardless of the Politicians. Right Kind of Governors—Various Views in brief.

BY FRANK S. WOODSON,
Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature, and who are willing to make hints and suggestions looking to the better development of the good old States of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 200 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

The Croaker Who Croaks.
A Charlottesville "Croaker" sends me a clipping from an unnamed newspaper which read as follows:

"The Census Bureau has an interesting report on the apple-growing industry in the United States in 1910. The surprising fact is brought out that the number of apple trees of bearing age in that year was 151,323,000 as against 201,744,000 in 1900, a decrease of rather more than one-third in ten years, or an average loss of 5,000,000 trees a year.

One would naturally inquire whether section or territory has anything to do with the decrease. In this part of the country we feel that the industry is increasing. Strange to say, all groups of States show a decline. Another surprising fact is that Missouri, New York and Illinois contain one-fourth of all the apple-bearing trees in the country. Hardly a state, however, shows a decrease in the number of trees. The almost entirely lamentable showing made by the apple-growing industry as a whole is that there are, in addition to the 151,323,000 bearing apple trees, 65,732,000 nonbearing; that is, young trees. It is impossible to compare this branch of the industry with ten years ago, because no statistics were collected as to young trees in 1900. In this branch it is to be noted that Washington has 4,862,000 of the 65,732,000 young trees, Arkansas coming next with 3,940,000. Missouri third, with 3,625,000. Virginia fourth, with 3,456,000; New York fifth, with 2,829,000, and West Virginia sixth, with 2,772,000 trees.

Accompanying the above interesting information is the following croak from the aforesaid croaker:

"Poor old Virginia. 'Way down on apples. You'll have to blow some more hot air."

small orchards and never attempted to do more than to gather apples for home consumption, make some elder vinegar and in some cases a few barrels of brandy. The commercial orchard is a new industry in Virginia, and an industry that in the nature of the case takes years to reach large proportions, and yet this State shipped last year, a short crop year, at least 1,000,000 barrels of apples. In 1908 the total shipments were 353,000 barrels. In 1910 the shipments were 1,631,000. The increase in two years was about 700,000 barrels. With thousands of young trees coming into bearing this year, and it being a good fruit year, I predict that the shipments will reach somewhere in the neighborhood of 2,000,000 barrels.

That Virginia stands fourth among all the States in the number of young trees now about ready to bear fruit is an additional gratifying and encouraging fact, especially so when it is remembered that the three States which are ahead of her are very much greater in area. This Charlottesville croaker ought to find something to really complain about before he does any more croaking.

Come South, Young Man.

"There is one thing that appeals especially to the farmer who comes from the North and locates on a Southern farm. It is that if for any reason it happens that one particular crop does not do as well as it ought to do, then there is always plenty of chance to make it up on something else."

That is the way one of the men who a year or two ago came from the cold State of Wisconsin to seek his better fortune in the South, talked to a newspaper correspondent. Another of his neighbors, says the correspondent, "had been told by the doctors that he had but a short while to live if he remained in the Chicago region. Now this man is sure he has many years to live since he came South. When he left Chicago a short while ago he could not walk a half a mile without being completely exhausted. Yesterday he was just returning from a continuous walk of fifteen miles, and said he could go another fifteen, but the doctor told him not to do more than half what he felt he could do."

That is the way the newcomers from the frigid Northwest talk after they have lived in Virginia awhile.

It Pays Down Here.

A fine lot of scientific farmers will soon be graduated from the Minnesota Agricultural College. The dean of that

REAL ESTATE AND BUILDING NEWS

Dull Week That Was Wel-
comed by the Agents
Who Rent Houses.

SUBURBAN DOINGS; MUCH BUILDING

Many Home-Makers Throwing
Up Rented Houses, but Others
Take Their Places—Ginter
Park Extending Limits.
Much Inquiry Along
the Boulevard.

There was undoubtedly a lull in the real estate business line last week. If the aggregate of any agency's sales was more than \$25,000 that agency kept its own counsel and refused to let the man of news know anything about it. There were rumors in the early part of the week of large transactions, some very large ones, but these rumors being pursued with energy, it was found that those large deals were still on the string, if they are anywhere, and are not yet ripe for plucking.

As a general rule, the agents welcome a dull week just at this season of the year, that is, dull so far as business is concerned, for just now they have to keep pretty busy getting their rent lists and other things pertaining to the rental business in shape. June 1 is "notice day," that is, renters on the one hand and owners on the other give notice of a change. Some of these notices have to be given ninety days before the expiration of a lease, some sixty days and some thirty days, according to the terms of the lease or the particular agreement. A majority of the leases expire August 31, and so June 1 is notice day.

Home Builders Quit Renting.
It has developed that very many more notices are to be given by renters this year than usual; indeed, many have already been given that said renters will not need the "premises" aforesaid after August 31. This simply means that more than the usual number of renters have been home-making for the past twelve months and will hereafter roost under their own vine and fig tree. However, this does not mean that many of these home-makers are leaving the city for more people are locating in Richmond every week in the year, and as soon as a renter builds his own home and throws up his lease a new renter bobs up to take the premises. But all of this changing around creates a great deal of work for the agents, and so it happens that they rather welcome a dull week as to sales, and they had it last week.

More Fine Houses for Westhampton.
However, there was some activity in the suburbs, and numerous sales of building lots and small houses are reported. Golsan & Nash tell of the sales of six or more lots in Club View, Westhampton. They also made sale of 125 feet of ground on Three Chop Road, fronting the Country Club, to C. W. Walton for \$4,500.

Mr. Walton proposes to erect a suburban home on the ground purchased. The same firm sold to George J. Benson 343 feet on Three Chop Road corner of Westhampton Avenue for \$5,000, and Mr. Benson has already planned to build a \$20,000 residence there. Henry Harwood paid the firm \$14,000 for the residence No. 901 Grove Avenue.

H. Selden Taylor & Co. sold four West End residences for prices that aggregated \$25,000.

McClintock & Johnson sold the handsome home corner of Grove Avenue and Harrison Streets, overlooking the Howitzer Square, for \$14,500, and other properties aggregating \$10,000.

Gibbons & Nuckolls pulled off two small sales of property. One was a lot on East Street, and the other was a lot on North Street. Thompson, Brown & Co. sold \$7,000 worth of building lots in the West End and several small residences, running their sales for the week up to \$18,000.

Hawkins & Buford did a few small sales, but particulars are lacking.

W. M. Miller & Co. report various small sales of West End properties, all of which aggregated about \$25,000. This firm, which has been located at First and East Streets, finds that their increasing business calls for more spacious office rooms, and this week they will move to No. 115 North Eighth Street, which has been handsomely and conveniently fitted up for their use.

Very Much Inquiry.

Several other agents, in fact all of them made small sales here and there, but they all say they were too small and too unimportant to tell about. As to inquiry, there is a lot of it of all kinds. In the matter of inquiry the Boulevard and the Battle Abbey section seem to be holding the best just now. All of the underground improvements in that region have been completed, that is to say, gas and water and sewerage lines laid, and the surface improvements are to follow right along, and it is now evident never before that that is going to be one of the leading show places of the city, hence the much inquiry and the banking of many prospective and near prospective buyers.

Cullivan & Co. have placed on the market quite a number of handsome Boulevard home sites, some of them being in charming proximity to Reservoir Park, and some of them in equally as desirable closeness to the Battle Abbey. They have already made several sales of these lovely sites, hung more of them on the string, and for the past week they have been carting and attaining many inquirers out to look for themselves.

Doings in the Suburbs.

Early in the week the Highland Park Realty Company, of which J. W. McComb is the general manager, bought from the Lewis Ginter Land and Improvement Company, thirteen and one-half acres of land between Chamberlayne Avenue and Brook Road, for which the sum of \$18,500 was paid. This property adjoins Battery Court Addition, recently developed by the Highland Park Company, and will be subdivided and developed as was Battery Court and

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